

Hearing Officer Transmittal Checklist

Hearing Date
12/16/14
Agenda Item No.
2

Project Number: R2014-00543-(5)
Case(s): Conditional Use Permit Case No. 201400083
Planner: Steve Mar

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☐ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☐ Photographs
- ☐ Aerial Image(s)
- ☒ Land Use/Zoning Map (*Included within Site Plans)
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans
- ☒ Altadena Town Council Letter
- ☒ Public Works Draft Conditions

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-00543-(5)

HEARING DATE

December 16, 2014

REQUESTED ENTITLEMENTS

Conditional Use Permit No. 201400083

PROJECT SUMMARY

OWNER / APPLICANT

Alexander & Dan Linscott / Lauren Adams

MAP/EXHIBIT DATE

6/2/14

PROJECT OVERVIEW

The applicant, Lauren Adams, is requesting a Conditional Use Permit (CUP) to modify the standards of the Altadena Community Standards District for the encroachment upon the minimum required side and rear yard setbacks of an existing single-family residence with a detached second unit (encroachments made by the main residence, the second unit, a patio attached to the second unit, and a rear garden shed), to legalize unpermitted additions to the main residence in association with new interior remodeling improvements, and to legalize the existing second unit with a kitchen located in the R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area) pursuant to Los Angeles County Code Sections 22.20.100 and 22.44.127.D.1.f.

LOCATION

1673 New York Dr. & 1917 Sinaloa Ave., Altadena

ACCESS

via Sinaloa Ave.

ASSESSORS PARCEL NUMBER(S)

5847-028-026 (New York Dr.) & 5847-028-024 (Sinaloa Ave.)

SITE AREA

0.23 Acres (total)

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

Altadena ZD

LAND USE DESIGNATION

LD – Low Density Residential (1 to 6 du/ac)

ZONE

R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)

PROPOSED UNITS

2

MAX DENSITY/UNITS

6 du/ac

COMMUNITY STANDARDS DISTRICT

Altadena CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the Altadena Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
 - 22.44.127 (Altadena CSD requirements)
 - 22.20.105 (R-1 Zone Development Standards)

CASE PLANNER:

Steve Mar

PHONE NUMBER:

(213) 974-6435

E-MAIL ADDRESS:

smar@planning.lacounty.gov

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) to modify the standards of the Altadena Community Standards District and to legalize an existing second unit in the R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area) Zone pursuant to County Code Sections 22.20.100 and 22.44.127.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit (CUP) to modify the standards of the Altadena Community Standards District for the encroachment upon the minimum required side and rear yard setbacks of an existing single-family residence with a detached second unit (encroachments made by the main residence, the second unit, a patio attached to the second unit, and a rear garden shed), to legalize unpermitted additions to the main residence in association with new interior remodeling improvements, and to legalize the existing second unit with a kitchen located in the R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area) zone pursuant to Los Angeles County Code Sections 22.20.100 and 22.44.127.

The main house is located at 1673 New York Drive and was built in 1946, per County Assessor's records. In the 1960s, a screen patio and a covered porch/patio were legally built with permits on the east and west sides of the main house. By the late 1970s, these spaces were enclosed and converted to habitable living space without permits. The CUP would allow these unpermitted additions in association with new interior remodeling improvements.

The second unit, located at 1917 Sinaloa Ave., was legally built as a guest house with no kitchen facilities in 1948, per County Assessor's records. Building permits were issued for the remodeling of the guest house and a kitchen was recently installed without prior Planning approval. A new rear patio for the second unit was also built without prior Planning approval. The CUP would legalize the structure from a guest house to a second unit and approve the new patio with encroachments into the required rear and side yard setbacks.

An existing garden shed was recently built as a permanent structure to the rear of the second unit without prior Planning approval. The CUP would allow the shed to encroach into the required rear yard setback.

The project is concurrently applying for an administrative Oak Tree Permit (No. 201400014) to allow the encroachment of one oak tree on the eastern side of the property in association with the new main house remodeling improvements. A Certificate of Compliance to tie the project's two separate lots together was approved on August 27, 2014.

SITE PLAN DESCRIPTION

The project site consists of two lots (APN #'s 5847-028-026 & 5847-028-024) with a combined area of 0.23 acres. A Certificate of Compliance has been approved to tie the two lots together. The dimensions of the new combined lot will affect the current minimum required yard setbacks on the project site.

The proposed site plan depicts the two combined lots as an L-shaped lot located on the northwest corner of New York Drive and Sinaloa Avenue. The main residence, with a proposed 1,821 sq. ft., faces south along New York Drive and the detached 576 sq. ft. second unit with attached rear patio faces east along Sinaloa Ave. The project site is accessed by a driveway off of Sinaloa Ave. A two car garage is attached to the south side of the second unit at the end of the driveway. The existing garden shed is located behind the second unit. The eastern side of

the main residence will encroach upon one oak tree as a result of legalizing the unpermitted addition. A separate administrative Oak Tree Permit is concurrently being processed with the CUP application to allow this encroachment.

EXISTING ZONING

The subject property is zoned R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area).

Surrounding properties are zoned as follows:

North: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)

South: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area), R-2 (Two-family Residence)

East: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)

West: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)

EXISTING LAND USES

The subject property is developed with single-family residence with a detached second unit.

Surrounding properties are developed as follows:

North: Single-family Residences

South: Single-family Residences, Multi-family Residences

East: Single-family Residences

West: Single-family Residences

PREVIOUS CASES/ZONING HISTORY

The previous zoning history of the subject parcel is as follows: R1-7500 (5/9/50).

According to County Assessor's records, the main single-family residence was built in 1946 and the second unit was built as a guest house without kitchen facilities in 1948.

Oak Tree Permit No. 201400014 – Pending administrative oak tree permit to encroach upon one oak tree in association with over-excavation and trenching to install a concrete pad under existing footings for the existing unpermitted house additions.

Certificate of Compliance No. 201400098 – Approved 8/27/14 to tie the two lots together as one.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The project involves legalizing existing structures and additions and involves negligible expansion of use from the site's current condition. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the LD – Low Density Residential land use category of the Altadena Community Plan. This designation is intended for common single-family residential tract development. The existing single-family residence and second unit is consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.*

The project protects the character of the existing residential neighborhood and does not propose an incompatible use to the neighborhood.

The following policies of the Altadena Community Plan are applicable to the proposed project:

- *Preserve and maintain existing residential units which are structurally sound.*
- *Rehabilitate and renovate structurally sound residential units which exhibit non-structural deterioration.*

The project preserves the existing residential units on the site and proposes remodeling improvements to the main house and second unit.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.20.105 of the County Code, establishments in the R-1 Zone are subject to the following development standards:

- Development Standards for Single-family Residences: Single-family residences within the R-1 Zone must adhere to development standards on roofing materials, exterior siding materials, and minimum size standards. The project adheres to these development standards.
- The subject property shall adhere to the standards of the Altadena Community Standards District and the Second Unit Ordinance for height limits, yard setbacks, and parking (see below).

Pursuant to Section 22.44.127 of the County Code, establishments in the Altadena Community Standards District (CSD) are subject to the following development standards:

- Minimum yard setbacks: The project must provide a minimum front yard setback of 40 ft. as determined by the average depth of all residentially-zoned front yards on the same side of the street, on the same block. The project has a front yard setback of 50'-1" and fulfills this requirement.

Based on the project site's lot size, the project is required to maintain a rear yard setback of 25 ft. The project's second unit, the second unit's attached patio, and rear garden shed encroach upon the minimum required rear yard setback of the site and provide rear yard setbacks of 3'-2", 3'-7", and 2' respectively. The CUP is requesting to approve these rear yard encroachments.

The project site is required to maintain minimum side yard setbacks of 6'-3" based on the new combined lot's average width. The side yard setback along the western face of the main residence will encroach upon the required side yard setback by providing a setback of 4'-8". The second unit and the second unit's attached rear patio will encroach upon the required side yard setback by providing setbacks of 2'-10" and 2'-9" respectively. The CUP is requesting to approve these side yard encroachments.

- Height requirements: The project's height is below the maximum 30 ft. allowed height.
- Parking: The project is required to provide two parking spaces for the main residence and one parking space for the second unit based on the number of bedrooms. The project provides one covered garage parking space for the second unit, one covered garage parking space for the main residence, and one uncovered parking space for the main residence in tandem with the main residence's covered garage parking space and fulfills the site's required parking. The project is allowed to provide one uncovered tandem parking for the main residence.
- Max floor area and lot coverage: The project is allowed a maximum floor area and lot coverage area of 3,396 sq. ft. The project's floor area and lot coverage are below this amount and fulfills this requirement.

Pursuant to Section 22.52.1750 of the County Code, second units are subject to the following development standards:

- Single-family residence standards: The project's second unit conforms to the construction material requirements as prescribed for single-family residences and complies with this requirement.
- Street access: The second unit provides vehicular access via a driveway off of Sinaloa Avenue that provides the required right-of-way width and fulfills this requirement.
- Parking: The project complies with the parking requirements for the main residence and second unit.
- Floor area: The minimum floor area for the second unit shall be 220 sq. ft. and, based on the project site's area of 10,019 sq. ft., the maximum floor area shall be 1,200 sq. ft. The proposed second unit is 576 sq. ft. and fulfills this requirement.
- Height: The proposed height of the second unit falls under the 17 ft. maximum height and fulfills this requirement.
- Minimum lot size and maximum lot coverage: The project conforms to the minimum lot size and maximum lot coverage amounts as prescribed in this section.

Neighborhood Impact/Land Use Compatibility

The residential use on the subject property is compatible with the surrounding neighborhood and the requested setbacks, proposed second unit, and proposed interior improvements will not have a negative impact to the project site's neighbors. Single-family residences with second units and modifications to the development standards within the Altadena CSD are permitted in the R-1 Zone with a Conditional Use Permit. The project will not expand the existing square footage of the main house or the second unit and the project is consistent with the scale of surrounding development.

The applicant carries the Burden of Proof to substantiate all facts as follows:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The existing second unit has been present in its current square footage, height, and setbacks since 1948. Remodeling of the structure has improved its exterior appearance and adds to the neighborhood appeal. The main house currently has two areas that were constructed as exterior spaces (a porch and a covered patio) and were enclosed without permits in the late 1970s based upon assessor's records. The project is proposing to legalize these areas.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The scale, size, and character of the main house and the second unit are typical for the neighborhood and in keeping with the fabric of the community. While technically these are two separate units on a single residential lot, each house has its own address, rear yard, and fronts on separate streets, making it difficult to discern that these are indeed two houses on a lot. The site is well landscaped in keeping with the nature of the neighborhood.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The project will not create additional traffic and is currently adequately served with required utilities.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Fire Department

The County of Los Angeles Fire Department reviewed the applicant's project description and site plan and concluded that no formal review was required from their Department.

Public Works

The County of Los Angeles Department of Public Works reviewed the project and recommended approval with conditions.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received one email letter in opposition to the project and four letters supporting the project. The opposition letter was written from a neighbor who lives behind the subject property and objects to the guest house being converted into a second unit out of concern that the second unit will become a rental property. The neighbor was also concerned about the guest house's existing location near the property line.

The Altadena Town Council reviewed the project at its November 18, 2014 meeting and recommended approval of the application.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Hearing Officer.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number R2014-00543-(5), Conditional Use Permit Number 201400083, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER 201400083 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steve Mar, Regional Planning Assistant II, Zoning Permits East Section
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits East Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Site Plan, Land Use Map

MM:SM
12/16/14

**DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00543-(5)
CONDITIONAL USE PERMIT NO. 201400083**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400083 ("CUP") on November 4, 2014.
2. The permittee, Lauren Adams ("permittee"), requests the CUP to authorize the modification of the standards of the Altadena Community Standards District for the encroachment upon the minimum required side and rear yard setbacks of an existing single-family residence with a detached second unit (encroachments made by the main residence, the second unit, a patio attached to the second unit, and a rear garden shed), to legalize unpermitted additions to the main residence in association with new interior remodeling improvements, and to legalize the existing second unit with a kitchen ("Project") on a property located at 1673 New York Dr. (main residence) and 1917 Sinaloa Ave. (second unit) in the unincorporated community of Altadena ("Project Site") located in the R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area) zone pursuant to Los Angeles County Code ("County Code") Sections 22.20.100 and 22.44.127.

The main house is located at 1673 New York Drive and was built in 1946, per County Assessor's records. In the 1960s, a screen patio and a covered porch/patio were legally built with permits on the east and west sides of the main house. By the late 1970s, these spaces were enclosed and converted to habitable living space without permits. The CUP would allow these unpermitted additions in association with new interior remodeling improvements.

The second unit, located at 1917 Sinaloa Ave., was legally built as a guest house with no kitchen facilities in 1948, per County Assessor's records. Building permits were issued for the remodeling of the guest house and a kitchen was recently installed without prior Planning approval. A new rear patio for the second unit was also built without prior Planning approval. The CUP would legalize the structure from a guest house to a second unit and approve the new patio with encroachments into the required rear and side yard setbacks.

An existing garden shed was recently built as a permanent structure to the rear of the second unit without prior Planning approval. The CUP would allow the shed to encroach into the required rear yard setback.

The project is also concurrently applying for an administrative Oak Tree Permit (No. 201400014) to allow the encroachment of one oak tree on the eastern side of the property in association with the new main house remodeling improvements. A Certificate of Compliance to tie the project's two separate lots together was approved on August 27, 2014.

3. The Project Site is 0.23 acres in size and consists of two legal lots. The Project Site is L-shaped with flat topography and is developed with a single-family residence and a rear detached second unit.
4. The Project Site is located in the Altadena Zoned District and is currently zoned R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area).

5. The Project Site is located within the LD – Low Density Residential (1 to 6 du/ac) land use category of the Altadena Community Plan Land Use Policy Map.

6. Surrounding Zoning within a 500-foot radius includes:

North: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)
South: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area), R-2 (Two-family Residence)
East: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)
West: R-1-7500 (Single-family Residence – 7,500 sq. ft. Min. Req. Area)

7. Surrounding land uses within a 500-foot radius include:

North: Single-family Residences
South: Single-family Residences, Multi-family Residences
East: Single-family Residences
West: Single-family Residences

8. The Project Site was zoned in 1950 to R1-7500. According to County Assessor's records, the main single-family residence was built in 1946 and the second unit was built as a guest house without kitchen facilities in 1948. A pending administrative Oak Tree Permit (OAK No. 201400014) is being processed concurrently with the CUP to allow the encroachment upon one oak tree in association with over-excavation and trenching to install a concrete pad under existing footings for the existing unpermitted house additions. A Certificate of Compliance (COC No. 201400014) was approved on August 27, 2014, to tie the two lots together as one.
9. The project site consists of two lots (APN #'s 5847-028-026 & 5847-028-024) with a combined area of 0.23 acres. A Certificate of Compliance has been approved to tie the two lots together. The dimensions of the new combined lot will affect the current minimum required yard setbacks on the project site.

The proposed site plan depicts the two combined lots as an L-shaped lot located on the northwest corner of New York Drive and Sinaloa Avenue. The main residence, with a proposed 1,821 sq. ft., faces south along New York Drive and the detached 576 sq. ft. second unit with attached rear patio faces east along Sinaloa Ave. The project site is accessed by a driveway off of Sinaloa Ave. A two car garage is attached to the south side of the second unit at the end of the driveway. The existing garden shed is located behind the second unit. The eastern side of the main residence will encroach upon one oak tree as a result of legalizing the unpermitted addition. A separate administrative Oak Tree Permit is concurrently being processed with the CUP application to allow this encroachment.

10. The Project Site is accessible via New York Dr. to the south and Sinaloa Ave. to the east. Primary access to the Project Site will be via a driveway off of Sinaloa Ave.
11. The project is required to provide two parking spaces for the main residence and one parking space for the second unit based on the number of bedrooms. The project provides one covered garage parking space for the second unit, one covered garage parking space for the main residence, and one uncovered parking space for the main residence in tandem with the main residence's covered garage parking space and fulfills the site's required parking. The project is allowed to provide one uncovered tandem parking for the main residence.

12. The County of Los Angeles Fire Department reviewed the applicant's project description and site plan and concluded that no formal review was required from their Department.

The County of Los Angeles Department of Public Works reviewed the project and recommended approval with conditions.

13. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involves legalizing existing structures and additions and involves negligible expansion of use from the site's current condition.
14. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
15. Staff has received one email letter in opposition to the project and four letters supporting the project. The opposition letter was written from a neighbor who lives behind the subject property and objects to the guest house being converted into a second unit out of concern that the second unit will become a rental property. The neighbor was also concerned about the guest house's existing location near the property line.

The Altadena Town Council reviewed the project at its November 18, 2014 meeting and recommended approval of the application.

16. [Hearing Proceedings] *To be inserted after the public hearing to reflect hearing proceedings.*
17. The Hearing Officer finds that the project site is located within the LD – Low Density Residential land use category of the Altadena Community Plan. This designation is intended for common single-family residential tract development. The existing single-family residence and second unit is consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.*

The project protects the character of the existing residential neighborhood and does not propose an incompatible use to the neighborhood.

The following policies of the Altadena Community Plan are applicable to the proposed project:

- *Preserve and maintain existing residential units which are structurally sound.*
- *Rehabilitate and renovate structurally sound residential units which exhibit non-structural deterioration.*

The project preserves the existing residential units on the site and proposes remodeling improvements to the main house and second unit.

18. The Hearing Officer finds that pursuant to Section 22.20.105 of the County Code, establishments in the R-1 Zone are subject to the following development standards:

- Development Standards for Single-family Residences: Single-family residences within the R-1 Zone must adhere to development standards on roofing materials, exterior siding materials, and minimum size standards. The project adheres to these development standards.
- The subject property shall adhere to the standards of the Altadena Community Standards District and the Second Unit Ordinance for height limits, yard setbacks, and parking (see below).

Pursuant to Section 22.44.127 of the County Code, establishments in the Altadena Community Standards District (CSD) are subject to the following development standards:

- Minimum yard setbacks: The project must provide a minimum front yard setback of 40 ft. as determined by the average depth of all residentially-zoned front yards on the same side of the street, on the same block. The project has a front yard setback of 50'-1" and fulfills this requirement.

Based on the project site's lot size, the project is required to maintain a rear yard setback of 25 ft. The project's second unit, the second unit's attached patio, and rear garden shed encroach upon the minimum required rear yard setback of the site and provide rear yard setbacks of 3'-2", 3'-7", and 2' respectively. The CUP is requesting to approve these rear yard encroachments.

The project site is required to maintain minimum side yard setbacks of 6'-3" based on the new combined lot's average width. The side yard setback along the western face of the main residence will encroach upon the required side yard setback by providing a setback of 4'-8". The second unit and the second unit's attached rear patio will encroach upon the required side yard setback by providing setbacks of 2'-10" and 2'-9" respectively. The CUP is requesting to approve these side yard encroachments.

- Height requirements: The project's height is below the maximum 30 ft. allowed height.
- Parking: The project is required to provide two parking spaces for the main residence and one parking space for the second unit based on the number of bedrooms. The project provides one covered garage parking space for the second unit, one covered garage parking space for the main residence, and one uncovered parking space for the main residence in tandem with the main residence's covered garage parking space and fulfills the site's required parking. The project is allowed to provide one uncovered tandem parking for the main residence.
- Max floor area and lot coverage: The project is allowed a maximum floor area and lot coverage area of 3,396 sq. ft. The project's floor area and lot coverage are below this amount and fulfills this requirement.

Pursuant to Section 22.52.1750 of the County Code, second units are subject to the following development standards:

- Single-family residence standards: The project's second unit conforms to the construction material requirements as prescribed for single-family residences and complies with this requirement.
 - Street access: The second unit provides vehicular access via a driveway off of Sinaloa Avenue that provides the required right-of-way width and fulfills this requirement.
 - Parking: The project complies with the parking requirements for the main residence and second unit.
 - Floor area: The minimum floor area for the second unit shall be 220 sq. ft. and, based on the project site's area of 10,019 sq. ft., the maximum floor area shall be 1,200 sq. ft. The proposed second unit is 576 sq. ft. and fulfills this requirement.
 - Height: The proposed height of the second unit falls under the 17 ft. maximum height and fulfills this requirement.
 - Minimum lot size and maximum lot coverage: The project conforms to the minimum lot size and maximum lot coverage amounts as prescribed in this section
19. The Hearing Officer finds that the residential use on the subject property is compatible with the surrounding neighborhood and the requested setbacks, proposed second unit, and proposed interior improvements will not have a negative impact to the project site's neighbors. Single-family residences with second units and modifications to the development standards within the Altadena CSD are permitted in the R-1 Zone with a Conditional Use Permit. The project will not expand the existing square footage of the main house or the second unit and the project is consistent with the scale of surrounding development.
20. The Hearing Officer finds that the existing second unit has been present in its current square footage, height, and setbacks since 1948. Remodeling of the structure has improved its exterior appearance and adds to the neighborhood appeal. The main house currently has two areas that were constructed as exterior spaces (a porch and a covered patio) and were enclosed without permits in the late 1970s based upon assessor's records. The project is proposing to legalize these areas.
21. The Hearing Officer finds that the scale, size, and character of the main house and the second unit are typical for the neighborhood and in keeping with the fabric of the community. While technically these are two separate units on a single residential lot, each house has its own address, rear yard, and fronts on separate streets, making it difficult to discern that these are indeed two houses on a lot. The site is well landscaped in keeping with the nature of the neighborhood.
22. The Hearing Officer finds that the project will not create additional traffic and is currently adequately served with required utilities.
23. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of the Altadena community. On September 29, 2014, a total of 340 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot

radius from the Project Site, as well as three notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.

24. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201400083, subject to the attached conditions.

**[DRAFT] CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2014-00543-(5)
CONDITIONAL USE PERMIT NO. 201400083**

PROJECT DESCRIPTION

The project is a Conditional Use Permit (CUP) to modify the standards of the Altadena Community Standards District and to legalize an existing second unit at an existing single-family residence subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. If the permittee intends to propose any modifications to the use, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued use of the single-family residence and/or the second unit and satisfaction of Condition No. 2 shall be considered use of this grant.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$200.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for one (1) inspection. The inspection shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or

modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.

12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

19. The applicant shall abide to conditions as stated in the Department of Public Works' letter dated December --, 2014.
20. This grant shall authorize the encroachment upon the minimum required side and rear yard setbacks of a single-family residence with a detached second unit in the Altadena Community Standards District, the legalization of unpermitted additions to the main residence, and the legalization of the existing second unit with a kitchen.

21. The project is authorized to provide a side yard setback of 4'-8" for the western face of the main residence.
22. The project is authorized to provide a side yard setback of 2'-10" for western face of the second unit.
23. The project is authorized to provide a side yard setback of 2'-9" for the southern side of the second unit's attached rear patio.
24. The project's northern face of the second unit, northern side of the second unit's attached rear patio, and the northern face of the rear garden shed are authorized to provide rear yard setbacks of 3'-2", 3'-7", and 2'-0" respectively.
25. The second unit may not be separately sold from the single-family residence on the same lot or parcel of land, but it may be a rental unit.
26. The applicant shall record in the office of the county recorder, an agreement that either the single-family residence or the second unit shall be owner-occupied, as a covenant running with the land.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Please see attached

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Please see attached.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

Please see attached.



LAUREN ADAMS, AIA
PRINCIPAL/CO-OWNER
LETTER FOUR, LLC

8513 WASHINGTON BLVD.
CULVER CITY, CA 90232

P: 323-275-1140 X111
F: 323-275-1141
LAUREN@LETTERFOUR.COM

CONDITIONAL USE BURDEN OF PROOF

PROJECT LOCATION: 1673 NEW YORK DRIVE AND 1917 SINALOA AVE, ALTADENA, CA 91001

CONCERN:

A. That the requested use at the location will not:

1. *Adversely affect health, peace, comfort or welfare of persons residing or working in the surrounding area.*
2. *Be materially detrimental to the use, enjoyment or valuation of other persons located in the vicinity of the site.*
3. *Jeopardize, endanger or otherwise constitute a menace to public health, safety or general welfare.*

RESPONSE:

The existing second unit addressed as 1917 Sinaloa Ave. has been present in its current square footage, height, setbacks, etc. since 1948. Our request is to legalize this structure. We were issued a building permit to remodel the interior and exterior (no square footage added) and have completed construction on that scope of work. Prior to remodelling the structure it was not appealing to neighbors as it had dilapidated aluminum siding, improperly installed windows, and was in a general state of disrepair. This house is now restored to its original charm and character. This fact both improves property values and neighborhood appeal. As this is a single family residence, there are no public health, safety, or welfare issues. All improvements to the home have been done to code and inspected and signed off by the County inspector. Planning has verified as well that there are no life safety concerns.

The existing house addressed as 1673 New York Drive currently has two areas that were constructed as exterior spaces (a porch and covered patio), that were enclosed without permits in the late 1970's, based upon the assessor's records. We are proposing to legalize those areas through this submittal. In doing so, we are demolishing a portion of the house along the west periphery line as it does not meet current setback requirements. This will result in a proper building separation and reduction of potential hazards due to improper fire separation distance.

CONCERN:

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

RESPONSE:

The scale, size, and character of both homes is typical for the neighborhood and in keeping with the fabric of the community. While technically these are two separate units on a single residential lot, each house has its own address, rear yard, and fronts on a separate street, making it difficult to discern that these are indeed two houses on a lot. The addition of the narrow portion of the lot (APN #5847-028-024) creates a rear yard for the Sinaloa house to be in keeping with the neighborhood. The property is well landscaped, with mature trees, shrubs, flowering plants, etc., in keeping with the balance of the neighborhood. The New York house will be occupied by a professional couple with two young children and their parents will occupy the Sinaloa house, reinforcing the family-oriented nature of the surrounding community.

CONCERN:

C. That the proposed site is adequately served:

1. *By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate.*
2. *By public or private service facilities as are required.*

RESPONSE:

There will be no increase in traffic to these two houses as they have existed in relatively the same size since originally built in 1940 and 1948. All services have been long-established for these two properties and are to remain.

OUR SOCIAL SIDE
tw: @weareletterfour
fb: facebook.com/letterfour
pin: pinterest.com/letterfour

October 26, 2014

To Whom It May Concern,

We live at 1665 New York Drive, and our home directly borders Alexandra and Daniel Linscott's property on two sides. Their property curves around ours, so of all the neighbors around them, our property shares the most contact with theirs. We have watched the remodel at 1917 Sinaloa Ave, and have gotten to know the Linscott's parents, Lutz and Maritza Mueller, who live there. By all counts, we have experienced the changes made to the property as being vastly improved to what was previously there. The current condition of the back house on Sinaloa unquestionably raises the value of it's neighboring homes.

The previous tenants of the property did not take care of the lot very well. They were tenants of the owner who did not occupy the home. Myself and some of the other neighbors were displeased with how the previous tenants kept the property. We are excited for the changes that the Linscott's seek to make to the front home, especially after seeing what they have done to make the back house much nicer. We can already tell that the Linscott's and their parents, the Muellers, take great pride in their home through the tending and servicing of the landscape around 1917 Sinaloa house. We have already shared several dinners with the Muellers and find them to be an asset to the local community. We are in full support of all permitting obstacles being withdrawn so the Linscotts can complete their home and move into it.

Sincerely,

A handwritten signature in black ink that reads "Aida Maloumian Boghos" followed by a long, sweeping horizontal line.

Boghos and Aida Maloumian

11/2/14

Dear Altadena Town Council/County of Los Angeles,

I am the homeowner across the street from 1917 Sinaloa Dr., the "back house" of the Linscott's property and the home of their parents, Lutz and Maritza. I have been very happy with the updates they made to this back house, which was in very poor condition before they purchased it. I want to give my support to their being able to fully permit this back house as a legal second unit, as it has been used this way for many years by the previous owners. I also give my full support to their desire to legalize the unpermitted additions to their front house. This family has had many difficulties in trying to remodel the home they purchased. I am in full support of their being granted the permits they have requested so that they can move forward with their plans. Thank you.

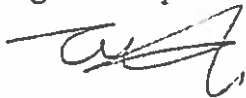
A handwritten signature in cursive script, reading "Gordonio Medina".

Gordonio Medina
1918 Sinaloa Dr.
Altadena CA, 91001

November 2, 2014

To the Altadena Town Council,
I am in support of Dan and Alex Linscott's proposed changes to their home as well as am in agreement with them being given a Conditional Use Permit. I live at 1664 New York Dr., across the street from the Linscott's home. I feel that the completion of their project will be an asset to the neighborhood, and appreciate what the Linscott's are trying to do in obtaining permits for the unpermitted additions that existed before they bought the home. Their house has been vacant for many months because of their permit delays and we are eager for them to be able to complete their project.

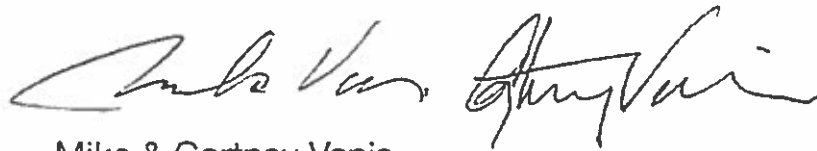
Greg and Zepius Paladian

A handwritten signature in black ink, appearing to be a stylized 'G' and 'Z' combined, representing Greg and Zepius Paladian.

November 1, 2014

To Whom It May Concern,

I am the neighbor living at 1656 New York Dr. directly across the street from the Linscotts at 1673 New York Dr. I have seen the condition that the previous owner/tenants kept the property and welcome the updates the Linscotts have already made and plan to make that will assuredly increase the value of all the neighboring homes. I have spoken with the Linscotts and after discussing their plans to update their property, I wish to offer my voice in support for the work they are doing. I appreciate the trouble they are going through to obtain legitimation of the property they purchased, and support the further developments they want to make.

A handwritten signature in black ink, appearing to read "Mike & Courtney Vanis". The signature is written in a cursive, flowing style with a large initial "M" and "C".

Mike & Courtney Vanis

From: Casey Lau [mailto:casey_lau78@yahoo.com]
Sent: Tuesday, October 07, 2014 6:25 PM
To: Steven Mar
Subject: Project R2014-00543-(5)

Dear Mr. Mar,

As mentioned on the phone today, I have a few concerns regarding the public hearing on the legalization of the unpermitted work done at the 1673 New York Dr. and 1917 Sinaloa Ave. properties.

First, I have a line of trees planted on my 1670 Morada Place property which is located behind the Sinaloa property to provide some privacy in my backyard. The occupants of Sinaloa house may create an issue from the existing trees between our properties if the County approves their already-completed remodeling work. Earlier this year, the Sinaloa occupants had their gardener prune my trees without my knowledge and permission. I approached them subsequently and requested that they do not trim my trees in the future without my consent.

Secondly, the Sinaloa existing structure is located nearly on the property line. What is the zoning law for turning a single-family lot (1673 New York Dr.) into two-home residence? I have strong objection to this request as having the Sinaloa structure become a single-family residence since it implies that there will be year-round occupancy. There are potentially a lot of nuisance, conflicts and serious implications of having a single-family home literally on the property line, especially a two-home residence on a single lot. It could adversely affect the resell value of my property. It could be become a rental property with people cycling in and out. It could keep me from enlarging the footprint of my house since the Sinaloa structure is already so close to the property line.

I am looking forward to hear how the County would address my concerns. Please feel free to contact me at this email address or my cell phone (626-429-3610). Thank you so much for the notice.

Regards,
Casey Lau - Homeowner



ALTADENA TOWN COUNCIL

Serving the community since 1975

www.altadenatowncouncil.org

730 East Altadena Drive • Altadena, California 91001

Mr. Richard Bruckner
Planning Director
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

December 7, 2014

Re: Project No. R2014-00643 and CUP No. 201400083 located at 1673 New York Drive & 1917 Sinaloa Avenue in Altadena.

Dear Mr. Bruckner,

The Altadena Town Council reviewed this project at its November 18, 2014 meeting. The applicant presented detailed plans of their project and also discussed the complications created by what appears to be miscommunication between County departments. As a result, the project came before the Altadena Town Council very late in the process and after *almost all of the construction is complete*.

This situation presented our Council with a challenge to ensure that we continue to be consistent with our evaluation process and decisions made that *affect our community*. As part of our evaluation, we gave great weight to the fact that there were several residents that spoke in favor of the project and none that were opposed.

After careful consideration of all of the facts surrounding this project, the Altadena Town Council resolved, at its November 18, 2014 meeting, to recommend approval of the application.

Thank you for your attention to this matter.

Sincerely,

Diane Marcussen, Chairman
Altadena Town Council

Cc: Ms. Sussy Nemer, Senior Deputy to Supervisor Antonovich

DPW draft Conditions

Steven Mar

From: Ruben Cruz
Sent: Monday, December 01, 2014 1:21 PM
To: Lauren Adams
Cc: Teni Mardirosian; Steven Mar; Matthew Dubiel
Subject: RE: Public Works - CUP 201400083

Follow Up Flag: Follow up
Flag Status: Flagged
Expires: Saturday, May 30, 2015 12:00 AM

Lauren,

I have reviewed the revised site plan and have no additional corrections to the site plan. I have requested Regional Planning to provide us with a final consultation so we can condition the project. Please contact Steve Mar if he requires any additional copies of the site plan for final consultation. Below are the preliminary conditions:

1. Permission is granted to waive the 5 feet of highway dedication on Sinaloa Avenue since the existing development pattern would prevent any future widening to Sinaloa Avenue.
2. Dedicate an adequate right-of-way corner cut-off based on a 25-foot curb return radius at the northwest corner of New York Drive and Sinaloa Avenue.
3. Provide a covenant for the brick pavement and stairs encroaching into public right-of-way on Sinaloa Avenue.
4. Repair any damaged improvements during construction to the satisfaction of Public Works.
5. Execute an Agreement to Improve for conditions 2 through 4 prior to issuance a building permit.

Ruben Cruz, PE

County of Los Angeles Department of Public Works
Land Development Division, Subdivision Mapping Section,
CEQA || CUP || B&T Planning Unit
(626) 458-4910
rcruz@dpw.lacounty.gov
